

102.0

0005

0009.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
741,500 / 741,500  
741,500 / 741,500  
741,500 / 741,500

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 28 |        | DICKSON AVE, ARLINGTON |

## OWNERSHIP

Unit #:

|                               |  |
|-------------------------------|--|
| Owner 1: WILLIAMS BRENT/JOY A |  |
| Owner 2:                      |  |
| Owner 3:                      |  |

|                          |  |
|--------------------------|--|
| Street 1: 28 DICKSON AVE |  |
| Street 2:                |  |

|                     |       |
|---------------------|-------|
| Twn/City: ARLINGTON |       |
| St/Prov: MA         | Cntry |
| Postal: 02474       | Type: |

|   |  |
|---|--|
| PREVIOUS OWNER                            |  |
| Owner 1: GARAS KAMEEL H/HASEBELLA TREZA - |  |
| Owner 2: -                                |  |

|                          |       |
|--------------------------|-------|
| Street 1: 28 DICKSON AVE |       |
| Twn/City: ARLINGTON      |       |
| St/Prov: MA              | Cntry |

|               |  |
|---------------|--|
| Postal: 02474 |  |
|---------------|--|

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| NARRATIVE DESCRIPTION  |  |
| This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1613 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|        |          |
|--------|----------|
| Amount | Com. Int |
|        |          |

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## IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value | Yard Items                     | Land Value | Total Value     | Legal Description |
|--------------|-----------------|----------------|--------------------------------|------------|-----------------|-------------------|
| 101          | 6550.000        | 310,000        |                                | 431,500    | 741,500         |                   |
|              |                 |                |                                |            |                 |                   |
|              |                 |                |                                |            |                 |                   |
|              |                 |                |                                |            |                 |                   |
| Total Card   | 0.150           | 310,000        |                                | 431,500    | 741,500         | Entered Lot Size  |
| Total Parcel | 0.150           | 310,000        |                                | 431,500    | 741,500         | Total Land:       |
| Source:      | Market Adj Cost |                | Total Value per SQ unit /Card: | 459.76     | /Parcel: 459.76 | Land Unit Type:   |

User Acct

66038

GIS Ref

GIS Ref

Insp Date

10/31/18



## USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 66038    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/30/21       | 06:52:29 |
| Print          |          |
| Last Rev       |          |
| Date           | Time     |
| 09/09/19       | 09:01:43 |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

Parcel ID 102.0-0005-0009.0

TAX DISTRICT

PAT ACCT.

8180!

## SALES INFORMATION

| Grantor         | Legal Ref | Type       | Date        | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------------|-------------|-----------|------------|----|-----|-------|-------|
| GARAS KAMEEL H/ | 52897-369 | 6/1/2009   | Change>Sale |           | 396,000    | No | No  |       |       |
| GAGLIARDI JOSHU | 33378-254 | 8/1/2001   |             |           | 319,000    | No | No  |       |       |
| WELLINGER CATHE | 29395-182 | 11/19/1998 |             |           | 222,000    | No | No  | Y     |       |

## BUILDING PERMITS

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 10/11/2018 | 1485   | Porch    | 15,000 | C   |            |          |            |                    |
| 7/10/2009  | 576    | Add Bath | 14,250 | C   |            |          |            | IN BMT             |
| 1/30/2002  | 51     | Add Bath | 5,000  | C   |            |          |            | ADD 1/2 BATH/LAUND |
| 10/18/2000 | 811    | Re-Roof  | 3,800  | C   |            |          |            |                    |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 10/31/2018 | MEAS&NOTICE  | BS  | Barbara S   |
| 2/25/2010  | Info Fm Prmt | BR  | B Rossignol |
| 1/6/2009   | Measured     | 372 | PATRIOT     |
| 12/2/2008  | Meas/Inspect | 189 | PATRIOT     |
| 11/5/2001  | MLS          | MM  | Mary M      |
| 11/23/1999 | Inspected    | 267 | PATRIOT     |
| 11/9/1999  | Mailer Sent  |     |             |
| 10/21/1999 | Measured     | 264 | PATRIOT     |
| 8/3/1991   |              | JK  |             |

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6550        | Sq. Ft.            | Site      |           |           | 0          | 70.        | 0.94 | 5     |            |           |        |   |        |   |        |   | 431,549         |           |   |           |        |      | 431,500   |       |

|                      |                   |                 |            |               |           |                |            |                |
|----------------------|-------------------|-----------------|------------|---------------|-----------|----------------|------------|----------------|
| Total AC/HA: 0.15037 | Total SF/SM: 6550 | Parcel LUC: 101 | One Family | Prime NB Desc | ARLINGTON | Total: 431,549 | Spl Credit | Total: 431,500 |
|----------------------|-------------------|-----------------|------------|---------------|-----------|----------------|------------|----------------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

|                              |             |                         |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
|------------------------------|-------------|-------------------------|----------------------|-------------------------------------|-----|---------------|----|------------|---|----|----|----|----|----|---|---|
| <b>EXTERIOR INFORMATION</b>  |             | <b>BATH FEATURES</b>    |                      | <b>COMMENTS</b>                     |     | <b>SKETCH</b> |    |            |   |    |    |    |    |    |   |   |
| Type: 5 - Cape               |             | Full Bath: 1            | Rating: Good         |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Sty Ht: 1H - 1 & 1/2 Sty     |             | A Bath: 1               | Rating: Very Good    |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| (Liv) Units: 1               | Total: 1    | 3/4 Bath:               | Rating:              |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Foundation: 1 - Concrete     |             | A 3QBth:                | Rating:              |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Frame: 1 - Wood              |             | 1/2 Bath: 1             | Rating: Good         |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Prime Wall: 1 - Wood Shingle |             | A HBth:                 | Rating:              |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Sec Wall: 7 - Brick          | 20%         | OthrFix:                | Rating:              |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Roof Struct: 1 - Gable       |             | <b>RESIDENTIAL GRID</b> |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Roof Cover: 1 - Asphalt Shgl |             | Kits: 1                 | Rating: Good         | 1st Res Grid Desc: Line 1 # Units 1 |     |               |    |            |   |    |    |    |    |    |   |   |
| Color: WHITE                 |             | A Kits:                 | Rating:              | Level                               | FY  | LR            | DR | D          | K | FR | RR | BR | FB | HB | L | O |
| View / Desir:                |             | Frpl: 1                 | Rating: Good         | Other                               |     |               |    |            |   |    |    |    |    |    |   |   |
| <b>GENERAL INFORMATION</b>   |             | WSFlue:                 | Rating:              | Upper                               |     |               |    |            |   |    |    |    |    |    |   |   |
| Grade: C - Average           |             |                         |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Year Blt: 1956               | Eff Yr Blt: | Location:               |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Alt LUC:                     | Alt %:      | Total Units:            |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Jurisdct: G11                | Fact: .     | Floor:                  |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Const Mod:                   |             | % Own:                  |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Lump Sum Adj:                |             | Name:                   |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| <b>DEPRECIATION</b>          |             | <b>REMODELING</b>       | <b>RES BREAKDOWN</b> |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| Phys Cond: GV - Good-VG      | 10. %       | Exterior:               | No Unit              | RMS                                 | BRS | FL            |    |            |   |    |    |    |    |    |   |   |
| Avg Ht/FL: STD               |             | Interior:               | 1                    | 6                                   | 4   |               |    |            |   |    |    |    |    |    |   |   |
| Functional:                  | %           | Additions:              |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
|                              |             | Kitchen:                |                      |                                     |     |               |    |            |   |    |    |    |    |    |   |   |
| <b>INTERIOR INFORMATION</b>  |             |                         |                      |                                     |     |               |    | 32         |   |    |    |    |    |    |   |   |
|                              |             |                         |                      |                                     |     |               |    | 4          |   |    |    |    |    |    |   |   |
|                              |             |                         |                      |                                     |     |               |    | 20         |   |    |    |    |    |    |   |   |
|                              |             |                         |                      |                                     |     |               |    | 12         |   |    |    |    |    |    |   |   |
|                              |             |                         |                      |                                     |     |               |    | 11         |   |    |    |    |    |    |   |   |
|                              |             |                         |                      |                                     |     |               |    | 5          |   |    |    |    |    |    |   |   |
|                              |             |                         |                      |                                     |     |               |    | EFP 4 (20) |   |    |    |    |    |    |   |   |
|                              |             |                         |                      |                                     |     |               |    | 16         |   |    |    |    |    |    |   |   |
|                              |             |                         |                      |                                     |     |               |    | 24         |   |    |    |    |    |    |   |   |

## INTERIOR INFORMATION

|               |                 |
|---------------|-----------------|
| Avg Ht/FL:    | STD             |
| Prim Int Wal  | 1 - Drywall     |
| Sec Int Wall: | %               |
| Partition:    | T - Typical     |
| Prim Floors:  | 3 - Hardwood    |
| Sec Floors:   | %               |
| Bsmnt Flr:    | 12 - Concrete   |
| Subfloor:     |                 |
| Bsmnt Gar:    |                 |
| Electric:     | 3 - Typical     |
| Insulation:   | 2 - Typical     |
| Int vs Ext:   | S               |
| Heat Fuel:    | 1 - Oil         |
| Heat Type:    | 3 - Forced H/W  |
| # Heat Sys:   | 1               |
| % Heated:     | 100 % AC:       |
| Solar HW:     | NO Central Vac: |
| % Com Wal     | % Sprinkled     |

# MOBILE HOME

Make: [REDACTED] Model: [REDACTED] Serial #: [REDACTED] Year: [REDACTED] Color: [REDACTED]  
**ARD ITEMS** **PARCEL ID** 102.0-0005-0009.0

## SPEC FEATURES/YARD ITEMS

SKETCH

---

32

HST  
FFL  
BMT  
(768)

24

## **SUB AREA**

| Code               |              | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | % Descrip | % Type | Qu | # Ten |
|--------------------|--------------|-------------|-----------|-----------|--------------|----------|--------|-----------|--------|----|-------|
| BMT                | Basement     |             | 768       | 77.380    | 59,431       | BMT      | 100    | GFB       |        | 60 | G     |
| FFL                | First Floor  |             | 768       | 149.970   | 115,177      |          |        |           |        |    |       |
| HST                | Half Story   |             | 384       | 149.970   | 57,588       |          |        |           |        |    |       |
| GAR                | Garage       |             | 240       | 25.670    | 6,160        |          |        |           |        |    |       |
| EFP                | Enclos Porch |             | 20        | 73.320    | 1,466        |          |        |           |        |    |       |
|                    |              |             |           |           |              |          |        |           |        |    |       |
|                    |              |             |           |           |              |          |        |           |        |    |       |
|                    |              |             |           |           |              |          |        |           |        |    |       |
| Net Sketched Area: |              |             | 2,180     | Total:    | 239,822      |          |        |           |        |    |       |
| Size Ad            | 1152         | Gross Area  | 2564      | FinArea   | 1613         |          |        |           |        |    |       |

SUB AREA DETAIL

**AssessPro** Patriot Properties, Inc

